

# \$479,900 - 1689 Cavanagh Boulevard, Edmonton

MLS® #E4447365

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,660 sqft  
Single Family on 0.00 Acres

Cavanagh, Edmonton, AB

Discover a remarkable opportunity in the vibrant heart of Cavanagh! This brand-new Single-Family residence represents modern living at its finest. Spanning nearly 1,600 sqft, this beautifully crafted 3-Bedrooms and 3-Bathrooms home is a sanctuary of comfort and elegance. It includes a SEPARATE Side entrance for your convenience. As you step inside, you'll be drawn to the spacious living room featuring Luxury vinyl flooring, perfect for family get-togethers. The fully UPGRADED Kitchen, complete with latest Appliances. On the upper level, you'll find a Laundry room and a versatile BONUS Room, offering flexibility to suit your lifestyle. Enjoy the peacefulness of the park directly across the street. With an Unfinished basement awaiting your personal touch, this property presents endless opportunities for customization. Seize the chance to transform this stunning house into your forever home!

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447365  |
| Price      | \$479,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,660                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1689 Cavanagh Boulevard |
| Area        | Edmonton                |
| Subdivision | Cavanagh                |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 4S6                 |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Parking Pad Cement/Paved                   |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Stone, Vinyl                                          |
| Foundation        | Concrete Perimeter                                          |

### Additional Information

Date Listed July 11th, 2025

Days on Market 22

Zoning Zone 55

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Listing information last updated on August 2nd, 2025 at 2:02pm MDT